



Address: [12612 SUMMERWOOD DR](#)
City: FORT WORTH
Georeference: 18204B-4-31
Subdivision: HIGHPOINT HILL PH I
Neighborhood Code: 4B012B

Latitude: 32.5743953427
Longitude: -97.3275797002
TAD Map: 2048-328
MAPSCO: TAR-119N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: HIGHPOINT HILL PH I Block 4
Lot 31

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (922)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$303,960

Protest Deadline Date: 5/24/2024

Site Number: 40767361

Site Name: HIGHPOINT HILL PH I-4-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,304

Percent Complete: 100%

Land Sqft^{*}: 5,591

Land Acres^{*}: 0.1283

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HARDERS DUSTIN WEBB

Primary Owner Address:

12612 SUMMERWOOD DR
BURLESON, TX 76028

Deed Date: 2/25/2019

Deed Volume:

Deed Page:

Instrument: [D219036859](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PANVEL INC	6/6/2017	D217155951		
RESIDENTIAL MTG LOAN TRUST I	11/1/2016	D216298525		
CRENSHAW VALENCIA DENISE	6/7/2011	D211133800	0000000	0000000
CRENSHAW;CRENSHAW VALENCIA	9/17/2008	D208363306	0000000	0000000
GOODMAN FAMILY BUILDERS LP	3/3/2006	D206065890	0000000	0000000
BH DEVELOPMENT TWO LP	1/1/2005	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$228,960	\$75,000	\$303,960	\$303,960
2024	\$228,960	\$75,000	\$303,960	\$281,837
2023	\$278,076	\$50,000	\$328,076	\$256,215
2022	\$208,119	\$50,000	\$258,119	\$232,923
2021	\$161,748	\$50,000	\$211,748	\$211,748
2020	\$162,494	\$50,000	\$212,494	\$212,494

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.